



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

February 03, 2014  
1402-DP-04 and 1402-SIT-02  
Exhibit 1

**Petition Number:** 1402-DP-04 and 1402-SIT-02

**Subject Site Address:** South west corner of 151st Street and Gray Road

**Petitioner:** Justus at Bridgewater, LLC

**Request:** Petitioner requests Development Plan and Site Plan review for 165 assisted living units within the Bridgewater Marketplace of the Bridgewater PUD.

**Current Zoning:** Bridgewater PUD District

- Parcel M2 is in Area Y

**Current Land Use:** Vacant

**Approximate Acreage:** Approximately 12 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Petitioners Plans

**Zoning History:** Ordinance 06-49 (restated)  
Ordinance 14-02 (pending amendment)

**Staff Reviewer:** Sarah L. Reed, AICP

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**Procedural**

- Requests for Development Plan Review and Site Plan Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the February 03, 2014 Advisory Plan Commission (the "APC") meeting.
  - Notice of the February 03, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
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## **Project Overview**

### **Project Location**

The subject property is approximately 12 acres in size and is located on Lot 2 and Lot 3 within the “Bridgewater Marketplace Section 3” Secondary Plat (the “Property”). The Property is located on the south west corner of 151<sup>st</sup> Street and Gray Road and is just east of Market Center Drive. The southern boundary of the property is Radrick Drive an access street into the Bridgewater Marketplace from Gray Road.

### **Project Description**

This proposal is for the development of 165 assisted living units within the commercial district (Area Y) of the Bridgewater PUD (the “Project”).

The petition was reviewed by the Technical Advisory Committee at its January 21, 2014 meeting.

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## **BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS**

### **Bridgewater PUD Standards (Ord. 06-49)**

Exhibit 17. General Architectural Standards - See “Bridgewater PUD Amendment”

Section 11. Landscaping - See “Bridgewater PUD Amendment”

Exhibit 18. Landscaping - See “Bridgewater PUD Amendment”



### **Bridgewater PUD Amendment (Ord. 14-02)**

DEVELOPMENT STANDARDS FOR ASSISTED LIVING USE. The below terms, conditions, and provisions shall apply to the use and development of assisted living facilities in Area Y of the Bridgewater PUD (Ordinance 06-49 as amended).

#### **SECTION 10. G.)**

(1) Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet - **Staff is working with the petitioner to ensure compliance** (pending amendment)

(2) Open Space shall be greater than or equal to twenty percent (20%) of Area Y - **Staff is working with the petitioner to ensure compliance**

#### **SECTION 10. G.)**

(6) All Non-residential Uses and Mixed-Use Buildings:

(a) Minimum lot area: two thousand (2,000) square feet - **COMPLIANT**

(b) Minimum lot width at building line: twenty-five (25) feet - **COMPLIANT**

(c) Minimum lot depth: seventy (70) feet - **COMPLIANT**

(d) Yard dimensions

(i) Set back from Internal Streets: No minimum - **COMPLIANT**

(ii) Set back from External Streets: - **COMPLIANT** (pending amendment)

This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity, slope requirement (one (1) foot of building height for every two (2) feet of building set back). In no case shall the setback be less than thirty (30) feet. The setback area shall be landscaped according to standards set forth in Section 10, Landscaping.

(iii) Side yard (each side): no minimum - **COMPLIANT**

(iv) Rear yard: a minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required. - **COMPLIANT**

(e) Maximum building height: fifty (50) feet - **Will review for compliance at Building Permit Stage**

(f) Maximum building footprint coverage: one hundred percent (100%) - **COMPLIANT**

(g) All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11. - **COMPLIANT**

#### **SECTION 10. G.)**

(7) (a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet; - **COMPLIANT** (pending amendment)



SECTION 10. G.)

(8) All parking standards in the Bridgewater PUD which apply to Area Y (Section 10, G8) shall apply. –  
**Staff is working with the petitioner to ensure compliance**

SECTION 11.

- A.) Prior to development plan approval or the issuance of a building permit, the Developer shall not be required to inventory any trees; instead, the Developer, shall be required to inventory only those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit 16; provided, however, that tree stands will be generally outlined on any Development Plan. Not applicable – **COMPLIANT**
- B.) For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts, and (ii) adjoining residential districts; provided, however, that there shall be no buffer yard required for Parcels separated by streets or rights-of-way. – **COMPLIANT**
- C.) Perimeter yards along External Streets shall be landscaped as follows:
  - (2) Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. - **Staff is working with the petitioner to ensure compliance**

SECTION 14. Signage – **Separate permit required, an additional sign location would be permitted**  
(pending amendment)



EXHIBIT 17: General Architectural Standards – Area Y

Building Facades: **Will review for compliance at Building Permit Stage**

Open Space: - **COMPLIANT**

Pedestrian Circulation: - **COMPLIANT**

EXHIBIT 6: LB District Standards

1. Special Requirements:
2. Permitted Uses: - **COMPLIANT**
3. Special Exception Uses: Not Applicable - **COMPLIANT**
4. Minimum Lot Area: Five (5) acres - **COMPLIANT**
5. Minimum Lot Frontage: Fifty (50) feet - **COMPLIANT**
6. Minimum Setback Requirements: **See “Bridgewater PUD Amendment”**
7. Use of Required Yards: - **COMPLIANT**
8. Maximum Building Height: **See “Bridgewater PUD Amendment”**
9. Square Footage Requirements: **See “Bridgewater PUD Amendment”**
10. Parking: **See “Bridgewater PUD Amendment”**
11. Loading: Not Applicable - **COMPLIANT**
12. Signs: **See “Bridgewater PUD Amendment”**
13. Landscaping: **See “Bridgewater PUD Amendment”**
14. Lighting: **See “Development Plan Review”**
15. Development Plans: **See “Bridgewater PUD Amendment”**

**WESTFIELD DEVELOPMENT REQUIREMENTS**

**Development Plan Review (WC 16.04.165, D)**

1. Zoning District Standards – **See “Bridgewater PUD Amendment”**
2. Overlay District Standards – **The property does not fall within an overlay district.**
3. Subdivision Control Ordinance – **Staff is working with the petitioner to ensure compliance**



4. Development Plan Review (WC 16.04.165)

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; - **COMPLIANT**
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. - **COMPLIANT**

Where site access has been officially approved by an agency other than the City of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Lighting – See WC 16.07 et seq. – **Staff is working with the petitioner to ensure compliance**
- c. Signs – See WC 16.08 et seq. – **See “Bridgewater PUD Amendment”**
- d. Building Orientation. Not applicable. – **COMPLIANT**
- f. Building Materials. – **See “Bridgewater PUD Amendment”**

5. Comprehensive Plan Compliance – **The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Local Commercial”. The proposed project is utilizes attached residential and service geared businesses as more of a transition between the Bridgewater Apartments to the west and the residential uses to the east.**



6. Street and Highway Access - **Petitioner is working with the Westfield Public Works Department to ensure compliance**
7. Street and Highway Capacity - **Petitioner is working with the Westfield Public Works Department to ensure compliance**
8. Utility Capacity - **Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity**
9. Traffic Circulation Compatibility - **Petitioner is working with the Westfield Public Works Department to ensure compliance**

**Staff Comments:**

- No action is required at this time.
- Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in the staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- If any APC member has questions prior to the public hearing, then please contact Sarah Reed at 317.503.1220 or [sreed@westfield.in.gov](mailto:sreed@westfield.in.gov).